



**CITY OF DOVER**

## PLANNING BOARD – ABUTTER NOTICE

Meeting Type: Regular Meeting  
 Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820  
 Meeting Date: **Tuesday, February 25, 2014**  
 Meeting Time: 7:00 pm

**INTENT:** To subdivide an existing lot with a single family house on Old Stage Road into nine lots. This is proposed as an Open Space Subdivision, with 15.51 acres being preserved as open space. All the lots would be served by municipal water and sewer.

**LOTS/UNITS PROPOSED:** Eight additional lots.

**AGENDA ITEM #:** 4-D

**FILE:** P14-01

**APPLICANT(S):** Tuck Realty Corp.

**OWNER(S):** Paul & Maria Rouillard Revocable Trust

**LOCATION:** 4 Old Stage Road (Assessor's Map G, Lot 36)

**ACREAGE:** 22.46 Acres in Dover, 6.43 acres in Madbury

**ZONING DISTRICT:** Rural Density Residential District – R-40

**EXISTING LAND USE:** Single family house

**PROPOSED LAND USE:** Eight new single family house lots and the existing house on a lot containing the open space

**SURROUNDING LAND USE:** Single family houses

**ZBA ACTION:** N/A

**ATTACHMENTS:** Subdivision plan (OVER)

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:**

- Waiver to Chapter 155-22.F to allow 50-foot front buffer where 100 feet is required
- Waiver to Chapter 155-22.F to allow 15-foot side setbacks where 20 feet is required
- Waiver to Chapter 155-22.F to allow existing house to remain within the 100-foot front buffer

The applicant has submitted a plan for an Open Space Subdivision that creates nine lots with frontage on Old Stage Road. The unbuildable open space would be 15.51 acres.

The Planning Board agenda is as follows:

- CITIZENS' FORUM**
- APPROVAL OF THE PRIOR MINUTES**
- OLD BUSINESS**
  - Consideration and possible vote on a Site Plan Review for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First Street & Chestnut Street. (A 5 story building with 9,158 sq. ft. of retail & restaurant space on first floor and 32 residential units on upper floors and 94 parking spaces) \*(P14-03)
  - Consideration and possible vote on a minor subdivision for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First & Chestnut Streets.(1 lot) \*(P14-04)
- NEW BUSINESS**
  - Consideration and acceptance of a Conditional Use Permit for reduced parking for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First St. & Chestnut St. \* (P14-10)
  - Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-D(2) for First Street at Garrison, LLC, (Owner: City of Dover), Assessor's Map 6, Lot 3, zoned CBD-G, located at First St. & Chestnut St. (Relief: side build to line, frontage buildout & lot coverage)\* (P14-11)
  - Consideration and acceptance of a Conditional Use Permit for Susan Niedoroda (Owner: Russell T. & Frances V. Browne Living Revocable Trust of 1999), Assessor's Map A, Lot 23-2-1, zoned R-40, located on Blackwater Road. Proposal is to construct a 12-foot wide asphalt driveway to a building lot in Somersworth. The work would fill 990 sq. ft. of wetlands & impact 6,870 sq. ft. of wetlands buffer.\*(P13-58)
  - Consideration and acceptance of an Open Space Subdivision for Tuck Realty Corp., (Owner: Paul & Maria Rouillard Revocable Trust), Assessor's Map G, Lot 36, zoned R-40, located at 4 Old Stage Road. (1 existing lot subdivided into 9 total lots). \*(P14-01)**
  - Consideration and acceptance of a Citizen's Petition for a Zoning Amendment for White Dove Properties, LLC, Assessor's Map 20, Lots 33, 34, 35, 35-1, 35-2, 36, 37, 40, 41 & 42, located on Hanson, George & Sonnett St. (rezone 2.2 acres from RM-U to CBD-R) \*(P14-05)
  - Consideration and acceptance of a Conditional Use Permit for McEaney Survey Assoc., (Owner: Susan McCooey Drady), Assessor's Map 8, Lot 34, zoned R-20, located at 9 Wentworth Ter. Proposal is to replace a concrete sea wall with a stone retaining wall, in the Conservation District along the Piscataqua River. The retaining wall is 436 sq. ft. and the area of fill behind the wall is 680 sq. ft. \*(P14-06)

\* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday to Thursday from 8:30 am to 5:30 pm. You may also view materials at [www.dover.nh.gov](http://www.dover.nh.gov), a map showing project locations can be found at [www.dover.nh.gov/planhome.html](http://www.dover.nh.gov/planhome.html). Follow us on Twitter @DoverNHPlanning and find us on Facebook at [www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351](http://www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351)

